

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send tax notice to:  
Bruce Key  
3 Bellerive Knoll  
Shoal Creek, Alabama 35294

STATE OF ALABAMA )

SHELBY COUNTY )

\$5000

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned, **BRUCE KEY**, a married man (hereafter referred to as the "Grantor"), in hand paid by **BRUCE M. KEY**, and **NANCY KEY LINDSAY** (hereafter, individually and collectively, referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell and convey unto Bruce M. Key, a 1% undivided interest, and to Nancy Key Lindsay, a 1% undivided interest, in and to the following described real property situated in Shelby County, Alabama, to-wit:

**Lot 138, according to the map of Shoal Creek Subdivision, as recorded in Map Book 6 Page 150 in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Thompson Realty Co., Inc. and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than Thompson Realty Co., Inc.; and (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.**

This conveyance is also made subject to the following:

1. 2003 ad valorem taxes, a lien due and payable October 1, 2003.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, declarations, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any rights of parties in possession, encroachments, overhangs, deficiencies in quantity of land, discrepancies as to

boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

**Note:** The property herein conveyed is the same property conveyed to Grantor in that certain Statutory Warranty Deed, dated December 19, 2002, recorded in Instrument 20021227000647650 in the Office of the Judge of Probate of Shelby County, Alabama.


**Note:** The property herein conveyed is the homestead property of the Grantor. By affixing her signature to this instrument in the space provided below, Grantor's spouse, Jane Martin Key, hereby affirms her consent to the conveyance evidenced hereby.

TO HAVE AND TO HOLD to the said Grantees, and to the successors and assigns of such Grantees in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has hereto set his hand and seal on this the 21 day of JAN., 2003.

  
\_\_\_\_\_  
BRUCE KEY

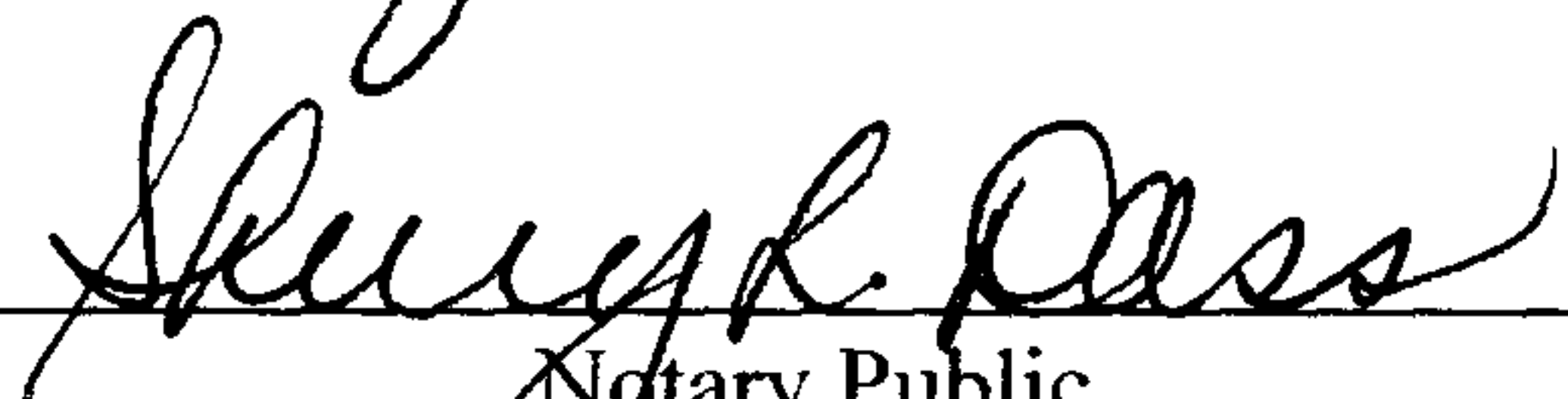
STATE OF ALABAMA     )

 COUNTY     )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Bruce Key, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 21 day of Jan., 2003.

[ NOTARIAL SEAL ]

  
\_\_\_\_\_  
Notary Public

My Commission Expires 7-7-06

### CONSENT OF SPOUSE

I, Jane Martin Key, wife of Bruce Key, hereby agree and consent to the foregoing conveyance of my homestead, the property that is the subject of this deed.

*Jane Martin Key*

JANE MARTIN KEY

STATE OF ALABAMA )

*Jefferson* COUNTY )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Jane Martin Key, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 21 day of Jan., 2003.

[ NOTARIAL SEAL ]

*Sheryl L. Kass*  
\_\_\_\_\_  
(Notary Public)

My Commission Expires 7-7-06

**This instrument prepared by:**

Katherine N. Barr

Attorney at Law

Sirote & Permutt, P.C.

2311 Highland Avenue South

Birmingham, Alabama 35205